

IN RE: PETITION FOR ADMINISTRATIVE VARIANCE* BEFORE THE
88/Corner Gent Road and Knox Avenue
(13024 Gent Road) * ZONING COMMISSIONER
9th Election District
and Councilmanic District * OF BALTIMORE COUNTY
Steven R. Goff * Case No. 92-381-A
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance in which the Petitioner requests relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit lot line setbacks of 42 feet for addition "A", 28 feet for addition "B", 45 feet for addition "C", and 30 feet for an existing attached swimming pool and deck, all in lieu of the required 50 feet for each, as more particularly described on the plan submitted and marked Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

ORDER RECEIVED FOR FILING
Date 5/12/92
By [Signature]

upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of May, 1992 that the Petition for Administrative Variance requests relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit lot line setbacks of 42 feet for addition "A", 28 feet for addition "B", 45 feet for addition "C", and 30 feet for an existing attached swimming pool and deck, all in lieu of the required 50 feet for each, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Petitioner shall not allow or cause the proposed garage addition to be converted to a second dwelling unit and/or apartments. The garage addition shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order in the event it becomes necessary to do so as a result of a complaint.

4) When applying for any building permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
- 2 - for Baltimore County

ORDER RECEIVED FOR FILING
Date 5/12/92
By [Signature]

Suite 113, Comhouse
480 Washington Avenue
Towson, MD 21204

May 7, 1992

(410) 887-1496

Mr. Steven R. Goff
13024 Gent Road
Reisterstown, Maryland 21136

RE: PETITION FOR ADMINISTRATIVE VARIANCE
88/Corner Gent Road and Knox Avenue
(13024 Gent Road)
9th Election District - 3rd Councilmanic District
Steven R. Goff - Petitioner
Case No. 92-381-A

Dear Mr. Goff:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File

PETITION FOR ADMINISTRATIVE VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 1A04.3.B.3 TO
PERMIT LOT LINE SETBACKS OF: 42' FOR ADDITION "A" 28'
FOR ADDITION "B" 45' FOR ADDITION "C" AND 30' FOR
EXISTING ATTACHED DECK & DECK IN LIEU OF THE REQUIRED 50 FT
OF THE Zoning Regulations of Baltimore County for the following reasons: (check one or more)
EXISTING DWELLING SET TO REAR OF LOT TO ACCOMMODATE
SEPTIC SYSTEM IN FRONT OF LOT

SEE ATTACHMENT "A"

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I/we agree to pay expenses of the above posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser:

(Type or print name)

(Signature)

Address

City State Zip Code

Attorney for Petitioner:

(Type or print name)

(Signature)

Address

City State Zip Code

Phone

Legal Owner(s)

(Type or print name)

(Signature)

Address

City State Zip Code

Phone

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19 day of May, 1992, that the subject matter of this petition be set in for a public hearing, advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation in Baltimore County, and that the property be posted.

ORDER RECEIVED FOR FILING

Date 5/12/92

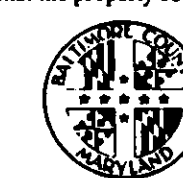
By [Signature]

RECEIVED

DATE 5/12/92

ESTIMATED POSTING DATE 5/26/92

ESTIMATED CLOSING DATE



ZONING COMMISSIONER OF BALTIMORE COUNTY

ITEM #

AFFIDAVIT IN SUPPORT OF ADMINISTRATIVE VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/are presently reside at 13024 Gent Rd
Reisterstown Md 21136
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

EXISTING DWELLING SET TO REAR OF LOT TO
ACCOMMODATE SEPTIC SYSTEM ON FRONT OF LOT

That Affiant(s) acknowledge(s) that if a promise is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

[Signature of Steven R. Goff]
STEVEN R. GOFF
Type or print name

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of May, 1992, before me, a Notary Public of the State of Maryland, to and for the County aforesaid, personally appeared

Steven R. Goff
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of the Affiant(s) knowledge and belief.

AS WITNESS my hand and Notarial Seal.
May 19, 1992
Notary Public

My Commission Expires

ATTACHMENT A

Due to the unusual shape of the lot, the house was built close to the setback lines in order to allow room for the septic system in the front portion of the lot. This location of the house makes it impossible to put an addition on either side or on the back of the house without infringing upon the setback lines. The adjacent vacant lot, 2103 Knox Avenue, is owned by the Steven R. Goff. 13020 Gent Road has been sold to W. Scott Supplee by Giles & Julie Manley as of March 7, 1992. Mr. Supplee has reviewed the proposed additions and has no objections.

ZONING DESCRIPTION
13024 GENT ROAD

BEGINNING AT THE INTERSECTION OF GENT ROAD AND KNOX AVENUE; THENCE LEAVING SAID INTERSECTION AND BINDING ALONG THE CENTERLINE OF GENT ROAD NORTH 87 DEGREES 42 MINUTES 15 SECONDS EAST, 202.92 FEET; THENCE LEAVING SAID ROAD AND RUNNING SOUTH 18 DEGREES 42 MINUTES 15 SECONDS WEST, 200.00 FEET; SOUTH 02 DEGREES 17 MINUTES 45 SECONDS EAST, 160.00 FEET; NORTH 54 DEGREES 20 MINUTES 08 SECONDS WEST, 295.44 FEET TO THE CENTERLINE OF KNOX AVENUE; THEN BINDING ALONG SAID CENTERLINE NORTH 23 DEGREES 10 MINUTES 35 SECONDS EAST, 122.12 FEET; NORTH 39 DEGREES 38 MINUTES 15 SECONDS EAST, 73.58 FEET TO THE POINT OF BEGINNING.

AS RECORDED IN DEED BOOK 8423, PAGE 016.

descrip\GENT.ZON

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: April 17, 1992

Posted for: Reisterstown, Harwood

Petitioner: Steven R. Goff

Location of property: 88/Corner Gent Road and Knox Avenue

13024 Gent Road

Location of Sign: In front of 13024 Gent Road

Remarks: S. J. Goff

Posted by: S. J. Goff Date of return: April 17, 1992

Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE 4/6/92 AMOUNT \$ 185.00
#413
RECEIVED FROM: GOFF
FOR: ADMIN. VAR. FILING FEE
CASHIER'S SIGNATURE: [Signature]
VALIDATION OR SIGNATURE OF CARRIER

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date: 4/07/92 Account: R-001-6150 Number: H9200413

PAID PER HAND-WRITTEN RECEIPT DATED 4/6/92.

	QTY	PRICE
PUBLIC HEARING FEES		
010 -ZONING VARIANCE (IRL)	1 X	\$50.00
080 -POSTING SIGNS / ADVERTISING	1 X	\$35.00
	TOTAL:	\$85.00

LAST NAME OF OWNER: GOFF

Cashier Validation: [Signature]

Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

April 30, 1992 (410) 887-3353

Mr. Steven R. Goff
13024 Gent Road
Reisterstown, MD 21136

RE: Item No. 413, Case No. 92-381-A
Petitioner: Steven R. Goff
Petition for Administrative Variance

Dear Mr. Goff:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Your petition has been received and accepted for filing this
26th day of April, 1992.

Carl Jablon
ARNOLD JABLON
DIRECTOR

Received By:

W. Carl Rebeck Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Steven R. Goff
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: April 14, 1992
TO: Arnold Jablon, Director
Zoning Administration & Development Management
FROM: Ervin McDaniel, Chief
Development Review Section
Office of Planning and Zoning
SUBJECT: PETITIONS FROM ZONING
ADVISORY COMMITTEE - APRIL 13, 1992

The Office of Planning and Zoning has no comments on the
following petitions:

Paul R. Rochlin	-	Item No. 392
Ronald W. Chapman	-	Item No. 394
Rose L. Mroy	-	Item No. 396
Rose L. Mroy	-	Item No. 397
Charles G. Scherr	-	Item No. 398
Charles G. Scherr	-	Item No. 399
Louis H. Young	-	Item No. 400
Robert L. Jones	-	Item No. 403
S. Edward Hargest	-	Item No. 404
Gary W. Hohne	-	Item No. 406
George F. Nixon	-	Item No. 408
Steven R. Goff	-	Item No. 413

jm
PETITNS1.ZON

RECEIVED
APR 15 1992
ZONING OFFICE

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: April 23, 1992
TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management
FROM: Rahee J. Famill
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: April 13, 1992

There are no Comments for item numbers 413 and 414.

Rahee J. Famill
Rahee J. Famill
Traffic Engineer II

RJF/dm

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5501

APRIL 15, 1992

(301) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: STEVEN R. GOFF

Location: #13024 GENT ROAD

Item No.: *413 (JLL) Zoning Agenda: APRIL 13, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by
this Bureau and the comments below are applicable and required to be
corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and
Planning Group Approved
Special Inspection Division Fire Prevention Bureau

JP/REK

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

April 15, 1992

TO: Arnold Jablon, Director
Zoning Administration and Development Management
FROM: DIVISION OF GROUND WATER MANAGEMENT
SUBJECT: Zoning Comments

The agenda for the zoning advisory committee meeting of April 13, 1992
has been reviewed by the Department of the Environmental Protection and
Resource Management staff.

There is no comment for the following item numbers:

392
398
399
400
401
404
407
408
413
414
417

SSF:rmp

ZNG.NCS/GWRMP

RECEIVED
APR 15 1992
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
Interoffice Correspondence

TO: Arnold Jablon, Director
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E.
SUBJECT: Zoning Advisory Committee Meeting
for April 13, 1992

The Developers Engineering Division has reviewed
the zoning items for the subject meeting and we have
no comments for the following items:

No. 392
No. 396
No. 397
No. 398
No. 399
No. 400
No. 403
No. 404
No. 406
No. 407
No. 408
No. 413
No. 417
No. 418
No. 419

RWB:s

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

April 10, 1992

(410) 887-3353

Steven R. Goff
13024 Gent Drive
Baltimore, Maryland 21136

Re: CASE NUMBER: 92-381-A
LOCATION: SE intersection of Gent Road and Kent Avenue
13024 Gent Road
8th Election District - 3rd Councilmatic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case
number. Any contact made with this office should reference the case number. This letter also serves as a
receipt regarding the administrative process.

1) Your property will be posted on or before April 19, 1992. The closing date is May 4, 1992. The
closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing
date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will
issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the
matter be set in for a public hearing. You will receive written notification as to whether or not your
petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the
Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers.
Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after
the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE
PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND
THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE
FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR
DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner, Baltimore County

BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS AND LICENSES
TOWSON, MARYLAND 21204

BUILDING PERMIT

92-381-A

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES

92-381-A⁴¹³



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
GRACE CHURCH

SHEET
NW
17-E